

**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

**UNITED STATES SECURITIES
AND EXCHANGE COMMISSION,**

Plaintiff,

v.

**EQUITYBUILD, INC., EQUITYBUILD
FINANCE, LLC, JEROME H. COHEN,
and SHAUN D. COHEN,**

Defendants.

Civil Action No. 18-cv-5587

Honorable Manish S. Shah

Magistrate Judge Young B. Kim

FRAMING REPORT FOR GROUP 7

Kevin B. Duff, as receiver (“Receiver”) for the Estate of Defendants EquityBuild, Inc. (“EquityBuild”), EquityBuild Finance, LLC (“EquityBuild Finance”), their affiliates, and the affiliate entities of Defendants Jerome Cohen and Shaun Cohen (collectively, the “Receivership Defendants”), submits this Framing Report pursuant to the Court’s March 1, 2024 and March 25, 2024 Orders (Dkt. 1614, 1631), and states the following:

1. The Court has ordered a dispute resolution process whereby the properties formerly owned by EquityBuild and its affiliated entities will be divided into groups and the Court will consider and resolve the competing claims against each of the properties in the group. A full description of the steps of this process can be found in the [Court’s Order Regarding Claims Resolution Process No. 2](#) (Dkt. 941), subject to the proposed amendments described herein.

2. Group 7 will consist of the following properties:

a. 4533-47 S Calumet Avenue (Property 2);

b. 7109-19 S Calumet Avenue (Property 7);

- c. 4611-17 S Drexel Boulevard (Property 64);
- d. 6250 S Mozart Avenue (Property 69);
- e. 638-40 N Avers Avenue (Property 70); and
- f. 7255-57 S Euclid Avenue (Property 73).

3. All Claimants who submitted Proofs of Claim against one or more of the properties in Group 7 are identified on an Email Service List for Group 7, attached hereto as **Exhibit 2**. The primary, secondary, and counsel email addresses for the Claimants in Group 7 are identified on this exhibit.

4. Because different claimants assert that the mortgage lien in which they hold an interest is in the first position and should be paid before other claimants' liens, the Court will use this disputed claims process to determine which lien (or liens) are in fact entitled to priority, which will determine which claimant or claimants are entitled to a distribution of the available funds from the sale of that property. Through this process, claimants will be able to learn about the other claims against the property or properties in which they assert an interest, and to explain to the Court why their claim may be superior. Claimants whose liens are determined to be inferior are unlikely to receive a distribution from the property sale if the liens against the property exceed the amount of the net sales proceeds available for distribution.

5. Pursuant to the Court's February 9, 2021 Order (Dkt. 940), the Proofs of Claim and supporting documentation submitted by Claimants asserting an interest in the individual properties in Group 7 were made available to each of the other Group 7 Claimants asserting an interest in the same property on: March 19, 2021 (Property 2); March 22, 2021 (Property 7); April 12, 2021 (Property 64); April 13, 2021 (Property 69); and April 14, 2021 (Properties 70, 73).

6. Also pursuant to the Court's February 9, 2021 Order (Dkt. 940), the EquityBuild Document Database was made available to any Claimant electing to purchase a license during the period from July 1, 2021 through January 31, 2022.

7. At the Court's March 1, 2024 status conference, the Receiver noted that he would make certain recommendations in the effort to try and streamline the process for Groups 6 and 7. The following is a summary of the recommendations:

- a. First, the Receiver believes it will be more efficient to allow third-party discovery of loan originators and title companies to begin at the start of the process, not at the end.
- b. Second, the Receiver has reviewed the standard discovery requests and made efforts to eliminate certain requests that appeared, for earlier claims groups, to create confusion or otherwise failed to yield useful information.
- c. Third, the Receiver proposes to make any avoidance disclosures at the same time as his recommendations on distribution and priority. That will be followed by a fourteen-day period during which a request for leave of court to take additional necessary discovery on the avoidance issue may be filed. However, the Receiver proposes that the Court wait until after it makes lien priority rulings for Group 7 before allowing and setting any schedule to: (i) resolve any such motion for any additional discovery on avoidance issues; (ii) conduct such additional discovery (if any); and (iii) submit further briefing on avoidance issues (if necessary).

8. The Receiver sent a proposed schedule and draft revised standard discovery requests to counsel representing both individual and institutional lender claimants. Counsel for

certain individual investors and institutional lenders provided feedback and the schedule and discovery requests were revised and agreed upon.

9. Discovery responses and position statements shall be served either by sending an email to each member of the Email Service List for Group 7 (*see* Exhibit 2) or by sending an email to equitybuildclaims@rdaplaw.net. The Receiver will make all materials that he receives by either method available to each member of Group 7.

10. A schedule for the summary proceedings for Group 7 is attached as **Exhibit 1** hereto, which contemplates entry of the proposed order on or before April 1, 2024. Upon entry of an order approving the framing of the claims process for Group 7, as proposed herein, the Receiver will submit the proposed order attached as Exhibit 1 (or as otherwise directed by the Court) in Word format to Proposed_Order_Shah@ilnd.uscourts.gov.

11. The proposed schedules provide for both Groups 6 and 7 to be completed by October 15, 2024, which would then leave one group of alleged secured creditors (Group 8) and the group of unsecured creditors (Group 10) that would need to be addressed. The Receiver will provide an update on the progress of Groups 6 and 7 at the next status conference, and if possible, provide further thoughts and recommendations on when Group 8 may be in position to be initiated.

12. Within two business days of entry of the Court's order (in the form of Exhibit 1), the Receiver will serve all claimants in Group 7 with a copy of the Order and the standard discovery requests that have been approved by the Court. Claimants will have 28 days to respond to these requests in accordance with the instructions set forth in the requests.

13. Claimants should note that the Receiver does not represent any of the claimants and cannot offer advice to claimants about how to most effectively participate in the claims process.

Claimants may want to consider retaining counsel to represent them in connection with the claims process.

Dated: March 27, 2024

Kevin B. Duff, Receiver

By: /s/ Michael Rachlis
Michael Rachlis
Jodi Rosen Wine
Rachlis Duff & Peel LLC
542 South Dearborn Street, Suite 900
Chicago, IL 60605
Phone (312) 733-3950
mrachlis@rdaplawnet.net
jwine@rdaplawnet.net

CERTIFICATE OF SERVICE

I hereby certify that on March 27, 2024, I electronically filed the foregoing **Framing Report for Group 7** with the Clerk of the United States District Court for the Northern District of Illinois, using the CM/ECF system. Copies of the foregoing were served upon counsel of record via the CM/ECF system.

I further certify that I caused true and correct copy of the foregoing **Report**, to be served upon all claimants included on the Email Service List for Group 7 by electronic mail.

I further certify that the **Report** will be posted to the Receivership webpage at:
<http://rdaplawnet.com/receivership-for-equitybuild>

/s/ Michael Rachlis

Rachlis Duff & Peel, LLC
542 South Dearborn Street, Suite 900
Chicago, IL 60605
Phone (312) 733-3950
Fax (312) 733-3952
mrachlis@rdaplawnet.com

**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

**UNITED STATES SECURITIES
AND EXCHANGE COMMISSION,**

Plaintiff,

v.

EQUITYBUILD, INC., et al.,

Defendants.

Civil Action No. 18-cv-5587

Honorable Manish S. Shah

Magistrate Judge Young B. Kim

ORDER REGARDING SUMMARY PROCEEDINGS FOR GROUP 7

The Court, having reviewed the Framing Report for Group 7 (Dkt. ____) submitted by Kevin B. Duff, as the receiver (“Receiver”) for Estate of Defendants EquityBuild, Inc., EquityBuild Finance, LLC, their affiliates, and the affiliate entities of Defendants Jerome Cohen and Shaun Cohen, IT IS HEREBY ORDERED THAT:

1. Group 7 of the Claims Resolution Process shall include claimants who submitted Proofs of Claim with respect to one or more of the following six properties:

- a. 4533-47 S Calumet Avenue (Property 2);
- b. 7109-19 S Calumet Avenue (Property 7);
- c. 4611-17 S Drexel Boulevard (Property 64);
- d. 6250 S Mozart Avenue (Property 69);
- e. 638-40 N Avers Avenue (Property 70); and
- f. 7255-57 S Euclid Avenue (Property 73).

2. The Schedule of the Summary Proceedings for Group 7 is as follows:

Discovery Event	Deadline Calculation	Deadline Date
Receiver to serve Order approving the Group	Proposed commencement	April 1, 2024
Receiver to serve approved standard discovery requests on all claimants included on the Email Service List for the Group	2 business days of Court's entry of Order commencing proceedings for the Group	April 3, 2024
Parties may serve subpoenas on title companies or loan originators		Beginning April 3, 2024
Deadline for Claimants to respond to standard discovery requests	28 days from service of standard discovery requests	May 1, 2024
Additional discovery requests are due	14 days after deadline for responses to standard discovery	May 15, 2024
Deadline for Claimants to respond to additional discovery requests	28 days after service of additional discovery requests	June 12, 2024
Deadline to complete Discovery	120 days from the service of the Order commencing proceedings for the Group	July 30, 2024
Receiver's Recommendations and Disclosure of Avoidance Claims due	28 days after completion of all discovery	August 27, 2024
Deadline for any of the lienholders to request leave of Court to take additional discovery relevant to the Receiver's claim	14 days after filing of Receiver's Disclosure of Avoidance Claims	September 10, 2024
Position Statements by Claimants and SEC are due	28 days after filing of Receiver's Submission	September 24, 2024
Receiver's, Claimants' and the SEC's Responsive Statements are due	21 days after the deadline for the Claimants and SEC's position statements	October 15, 2024
Schedule for requested discovery on avoidance issues and further briefing, if necessary, following lien priority rulings	To be scheduled by the Court	to be determined

Hearing on competing claims and any avoidance claims, if necessary	To be scheduled by the Court	to be determined
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Entered:

Honorable Manish S. Shah

Date: _____

**Master Claims List and Email Service List
Group 7**

Claim No.	Property Address	Claimant Name	Lender Name	Amount Claimed to be Invested in Property	Amount Invested in Property as per Supporting Docs	Service Email(s)
2-225	4533-37 S Calumet Avenue	Amit Hammer	Amit Hammer	\$ 100,000.00		amithammer@gmail.com; amithammer@gmail.com; mstein@tottislaw.com
2-475	4533-37 S Calumet Avenue	Annie Chang	Annie Chang	\$ 50,000.00		acc352@gmail.com; msmith@smithlawchicago.com; michael.dennis.smith@gmail.com; rkamhi@labaton.com; arosca@roscalaw.com
2-1347	4533-37 S Calumet Avenue	Baron Real Estate Holdings, LLC., Ihab Shahawi and Vivian EL			\$300,000.00	ihabelsha84@gmail.com
2-885	4533-37 S Calumet Avenue	Bauer Latoza Studio, Ltd.	Bauer Latoza Studio, Ltd.	\$ 3,075.00		etorrez@bauerlatozastudio.com; Adam@WhitemanBorden.com
2-2012	4533-37 S Calumet Avenue	Bernadette Chen Eleven St. Felix Street Realty Corp.	Eleven St. Felix Street Realy Corp	\$ 50,000.00		bc1225@gmail.com
2-727	4533-37 S Calumet Avenue	Bluebridge Partners Limited	Bluebridge Partners Limited	\$ 100,000.00		agile@bluebridgepartners.com; alex@thebecompany.life; mstein@tottislaw.com
2-1063	4533-37 S Calumet Avenue	BMO Harris Bank N.A.			\$1,510,000.00	chris.allen@bmo.com; jsullivan@chapman.com; scott.mueller@stinson.com; bradley.anderson@stinson.com; william.wurm@stinson.com
2-314	4533-37 S Calumet Avenue	Brett Burnham	iPlan Group Agent for Custodian FBO Brett Burnham	\$ 80,000.00		brettburnham20@gmail.com
2-1204	4533-37 S Calumet Avenue	Cecilia Wolff			\$20,000.00	wolff.c@sbcglobal.net
2-2050	4533-37 S Calumet Avenue	Charles Savona		\$ 50,000.00		chasnavy@yahoo.com
2-379	4533-37 S Calumet Avenue	Chuck Denton Denton Real Estate Company Inc. 401k	Denton Real Estate Company Inc. 401k	\$ 100,000.00		chuck@chuckdenton.com
2-1454	4533-37 S Calumet Avenue	CLD Construction, Inc. (Doru Unchias)		\$ 26,335.00		rgolding@goldinglaw.net
2-481	4533-37 S Calumet Avenue	David R Trengove	iPlanGroup Agent for Custodial FBO David Trengove IRA Account #3300951	\$ 200,000.00		treng23946@aol.com; Richard.Lauter@lewisbrisbois.com; ken.joyce@lewisbrisbois.com; Richard.Lauter@lewisbrisbois.com
2-453	4533-37 S Calumet Avenue	Dee Ann Nason	Dee Ann Nason	\$ 50,000.00		drdnason@gmail.com
2-355	4533-37 S Calumet Avenue	Dennis & Mary Ann Hennefer	Dennis & Mary Ann Hennefer	\$ 52,956.00		dhennefer@juno.com
2-433	4533-37 S Calumet Avenue	Double Portion Foundation	Double Portion Foundation	\$ 40,000.00		hubert.94065@gmail.com; hubert.94065@gmail.com
2-1080	4533-37 S Calumet Avenue	Douglas Nebel and Narine Nebel	Douglas & Narine Nebel	\$ 50,000.00		Luther_Henry_1920@outlook.com
2-316	4533-37 S Calumet Avenue	Gallowglass LLC c/o Patrick Bournes			\$29,627.00	patrickbournes@yahoo.com
2-2054	4533-37 S Calumet Avenue	Harvey Singer	Harvey Singer	\$ 100,000.00		hsinger8824@live.com; mstein@tottislaw.com
2-413	4533-37 S Calumet Avenue	iPlanGroup Agency for Custodian FBO Charles Powell IRA	iPlanGroup Agent for Custodian FBO Charles Powell IRA		\$12,440.00	mymism2@yahoo.com
2-1137	4533-37 S Calumet Avenue	iPlanGroup Agent for Custodian FBO Christopher Mora IRA Acco	iPlanGroup Agent for Custodian FBO Christopher Mora IRA	\$ 67,000.00		cmora@one-louisiana.com; invest@iplangroup.com; wkauffman@iplangroup.com
2-1176	4533-37 S Calumet Avenue	iPlanGroup Agent for Custodian FBO Joshua Mora IRA Account #	iPlanGroup Agent for Custodian FBO Joshua Mora	\$ 57,000.00		jmora@mygrad.loyno.edu; invest@iplangroup.com; wkauffman@iplangroup.com; mstein@tottislaw.com
2-448	4533-37 S Calumet Avenue	iPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	iPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	\$ 971.00		laurabanasik@yahoo.com; mikedirn@gmail.com
2-1446	4533-37 S Calumet Avenue	iPlanGroup Agent for Custodian FBO Mark Young	iPlan Group Agent for Custodian FBO Mark Young IRA	\$ 50,000.00		LCipriano@iplangroup.com; myoung@mcmorin.com
2-1113	4533-37 S Calumet Avenue	Joshua Paul Mora			\$57,000.00	jmora1978@gmail.com; mstein@tottislaw.com
2-228	4533-37 S Calumet Avenue	Koates LLC		\$ 12,000.00		karenkoates@gmail.com
2-1072	4533-37 S Calumet Avenue	Layne A. Hermansen	Layne A. Hermansen	\$ 51,000.00		Layne_Hermansen@hotmail.com
2-1190	4533-37 S Calumet Avenue	Lorraine k mcclane	Lorraine K. McClane		\$50,000.00	mikeloves2dive@gmail.com
2-929	4533-37 S Calumet Avenue	Louis Liu	Louis Liu	\$ 50,000.00		DaHomeyBadger@gmail.com; TheotisLiu@gmail.com; brightpowell@gmail.com
2-2031	4533-37 S Calumet Avenue	Michael C. Jacobs		\$ 50,000.00		paradiseparke@frontier.com
2-1253	4533-37 S Calumet Avenue	Neil R Martin	Neil R Martin	\$ 20,000.00		nrmartin1525@gmail.com
2-115	4533-37 S Calumet Avenue	New Move Ventures Inc. (Steven Fecko)	New Move Ventures Inc.	\$ 70,000.00		STEVENFECKO@MSN.COM
2-1023	4533-37 S Calumet Avenue	Optima Property Solutions, LLC	Optima Property Solutions LLC	\$ 70,000.00		cabroljm@gmail.com; cabroljm@gmail.com; psl@ditommasolaw.com
2-300	4533-37 S Calumet Avenue	Paul N. Wilmesmeier	Paul N. Wilmesmeier	\$ 25,000.00		paul@gogc.com
2-172	4533-37 S Calumet Avenue	Provident Trust Group, LLC FBO Stephan Tang IRA	Provident Trust Group, LLC FBO Stephan Tang IRA		\$36,470.00	stetang@yahoo.com; stetang@yahoo.com
2-651	4533-37 S Calumet Avenue	Rajitha Dundigalla	Rajitha Dundigalla	\$ 50,000.00		dranjitha@gmail.com; krushnad@gmail.com
2-1207	4533-37 S Calumet Avenue	Randall Sotka	Big Bean LLC & Tahiti Trust	\$ 100,000.00		sotka@msn.com

**Master Claims List and Email Service List
Group 7**

Claim No.	Property Address	Claimant Name	Lender Name	Amount Claimed to be Invested in Property	Amount Invested in Property as per Supporting Docs	Service Email(s)
2-789	4533-37 S Calumet Avenue	Robert Conley III	Tierra Buena, LLC	\$ 75,000.00		rconley111@earthlink.net; rconley111@earthlink.net
2-1389	4533-37 S Calumet Avenue	Robert Potter	Robert Potter	\$ 6,634.00		mauizowi@gmail.com
2-286	4533-37 S Calumet Avenue	Russ Moreland	Russ Moreland	\$ 50,000.00		RussellrMoreland@gmail.com; mstein@tottislaw.com
2-1340	4533-37 S Calumet Avenue	Shengjie Li and Yuye Xu	Shengjie Li and Yuye Xu	\$ 50,000.00		li_shengjie@hotmail.com; li_shengjie@hotmail.com
2-769	4533-37 S Calumet Avenue	Stephen V Mancuso, Laura L Mancuso, SLM Property Investments	IRA Trust Services Co. FBO SLM Property Investments IRA Account #: 5877315203	\$ 50,000.00		stephen_mancuso@comcast.com; smancuso1525@gmail.com
2-361	4533-37 S Calumet Avenue	Steven C Noss	Quest IRA, Inc. FBO Steven C. Noss IRA#12201-11	\$ 50,000.00		SCNOSS@YAHOO.COM
2-1191	4533-37 S Calumet Avenue	Vantage Appraisals 401k Profit Sharing Plan Benef Patricia M	Vantage Appraisals, Inc. 401k	\$ 55,000.00		muellerappraiser@yahoo.com; muellerappraiser@yahoo.com
2-1294	4533-37 S Calumet Avenue	Vladimir Matviishin - iPlanGroup Agent for Custodian FBO Vla	iPlan Group Agent for Custodian FBO Vladimir Matviishin IRA	\$ 51,000.00		vlad25sf@gmail.com; vlad94103@gmail.com
2-80	4533-37 S Calumet Avenue	William Needham	iPlanGroup Agent for Custodian FBO William Jack Needham IRA Account#3300944	\$ 169,500.00		texastea123@gmail.com; Richard.Lauter@lewisbrisbois.com; ken.joyce@lewisbrisbois.com
7-1023	7109-19 S Calumet Avenue	Optima Property Solutions, LLC	Optima Property Solutions, LLC	\$ 200,000.00		cabroljm@gmail.com; cabroljm@gmail.com; psl@ditommasolaw.com
7-139	7109-19 S Calumet Avenue	The Jacqueline C Rowe Living Trust		\$ 9,000.00		jacro2021@gmail.com
7-1453	7109-19 S Calumet Avenue	U.S. Bank National Association, as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2017-SB30				amcclain@foley.com; jmolinaro@foley.com; jnicholson@foley.com; tgale@dykema.com; eweil@dykema.com
7-228	7109-19 S Calumet Avenue	Koates LLC		\$ 12,000.00		karenkoates@gmail.com
7-414	7109-19 S Calumet Avenue	B & H Creative Investments LLC		\$ 220,000.00		bandhci@gmail.com
7-693	7109-19 S Calumet Avenue	City of Chicago	City of Chicago	\$ 13,153.44		John.Cicchetti@cityofchicago.org; chuck.king@cityofchicago.org; kristina.mcclure@cityofchicago.org
7-718	7109-19 S Calumet Avenue	SHANKAR THIRUPPATHI		\$ 100,000.00		SHUNKBAM@GMAIL.COM
7-920	7109-19 S Calumet Avenue	Pankaj Patel BDA EZ NJ VENTURES, LLC.	EZ NJ Ventures, LLC	\$ 50,000.00		EZJNVENTURES@YAHOO.COM
64-2042	4611 S Drexel Boulevard	Alton P. Motes Revocable Trust Agreement		\$ 15,417.00		altonmotes@gmail.com; vwashburn90@gmail.com; v-washburn@juno.com
64-475	4611 S Drexel Boulevard	Annie Chang	Annie Chang	\$ 35,459.00		acc352@gmail.com; msmith@smithlawchicago.com; michael.dennis.smith@gmail.com; rkamhi@labaton.com; arosca@roscaw.com
64-2012	4611 S Drexel Boulevard	Bernadette Chen Eleven St. Felix Street Realty Corp.	Eleven St. Felix Street Realty Corp	\$ 50,000.00		bc1225@gmail.com
64-727	4611 S Drexel Boulevard	Bluebridge Partners Limited	Bluebridge Partners Limited	\$ 150,000.00		agille@bluebridgepartners.com; alex@thebecompany.life; mstein@tottislaw.com
64-1463	4611 S Drexel Boulevard	Braden Galloway			\$50,000.00	galloway.braden@gmail.com
64-1325	4611 S Drexel Boulevard	Citibank, N.A., as Trustee for the registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2018-SB48				amcclain@foley.com; wmckenna@foley.com; jmolinaro@foley.com; jnicholson@foley.com; RDamashek@dickinson-wright.com; tgale@dykema.com; eweil@dykema.com; bnatarelli@dykema.com
64-643	4611 S Drexel Boulevard	Clarice Recamara		\$ 20,000.00		clarice.recamara@yahoo.com
64-170	4611 S Drexel Boulevard	David Ashley Lawrence Johnson investing under Endurance Capi		\$ 50,000.00		david@endurancehomesllc.com
64-267	4611 S Drexel Boulevard	David M Harris	David M. Harris	\$ 100,000.00		harris.davidm@hotmail.com
64-481	4611 S Drexel Boulevard	David R Trengove	iPlanGroup Agent for Custodian FBO David Trengove IRA Account#3300951	\$ 150,000.00		treng23946@aol.com; Richard.Lauter@lewisbrisbois.com; ken.joyce@lewisbrisbois.com; Richard.Lauter@lewisbrisbois.com
64-453	4611 S Drexel Boulevard	Dee Ann Nason	Dee Ann Nason	\$ 3,965.00		drdnason@gmail.com
64-2041	4611 S Drexel Boulevard	Donald R Minchow	Donald Minchow	\$ 40,000.00		don.minchow@gmail.com; mstein@tottislaw.com
64-1048	4611 S Drexel Boulevard	Eco2 Capital Inc. 401k		\$ 50,000.00		johnandrewbraden@gmail.com
64-2008	4611 S Drexel Boulevard	Ed A Bancroft	Bancroft, Ed		\$10,000.00	edabancroft@yahoo.com
64-1403	4611 S Drexel Boulevard	Genevieve Giuliana Heger		\$ 10,000.00		genevieve.heger@gmail.com
64-1445	4611 S Drexel Boulevard	Grathia Corp	Grathia Corporation	\$ 150,000.00		adooley26@yahoo.com; adooley26@yahoo.com

**Master Claims List and Email Service List
Group 7**

Claim No.	Property Address	Claimant Name	Lender Name	Amount Claimed to be Invested in Property	Amount Invested in Property as per Supporting Docs	Service Email(s)
64-563	4611 S Drexel Boulevard	Greg S. Wirth		\$ 12,600.00		greg.wirth@live.com
64-593	4611 S Drexel Boulevard	Greg S. Wirth		\$ 7,300.00		greg.wirth@live.com
64-341	4611 S Drexel Boulevard	iPlan Group Agent for Custodian FBO Jyotsna Sharma		\$ 25,000.00		jyotsna.meh@gmail.com
64-591	4611 S Drexel Boulevard	James Anthony Ande	New Direction IRA, Inc. FBO James Anthony Ande IRA	\$ 50,000.00		cboycpa@gmail.com
64-2058	4611 S Drexel Boulevard	James Walsh	James Walsh	\$ 50,000.00		fsi_03@hotmail.com
64-1241	4611 S Drexel Boulevard	Jeffrey Lee Blankenship				jeff_blankenship99@yahoo.com
64-1016	4611 S Drexel Boulevard	John Bloxham		\$ 50,000.00		databack48@hotmail.com
64-729	4611 S Drexel Boulevard	John Witzigreuter	John Witzigreuter	\$ 50,000.00		john@inspiredproductsglobal.com
64-1179	4611 S Drexel Boulevard	Karl R. DeKlotz	Karl R. DeKlotz	\$ 300,000.00		kdeklotz@aol.com; mstein@tottislaw.com
64-194	4611 S Drexel Boulevard	Kenneth (Ken) and Maria (Tina) Jorgensen	iPlanGroup Agent For Custodian FBO Ken Jorgensen IRA #3300832	\$ 150,000.00		rock451@comcast.net; k.jorgensen@comcast.net
64-755	4611 S Drexel Boulevard	Kirk Road Investments, LLC	Kirk Road Investments, LLC	\$ 121,855.00		johnson.ma@sbcglobal.net; jrcroty@riECKcrotty.com; kbrown@riECKcrotty.com
64-1409	4611 S Drexel Boulevard	Law Office of V.L. Heger, A Professional Corporation		\$ 50,000.00		vheger@hotmail.com; hegerdv@msn.com
64-184	4611 S Drexel Boulevard	Lorenzo J Jaquias	iPlanGroup Agent for Custodian FBO Lorenzo Jaquias IRA	\$ 21,635.00		hiloboy@live.com
64-805	4611 S Drexel Boulevard	Lori Moreland		\$ 10,000.00		RussellRMoreland@gmail.com; mstein@tottislaw.com
64-822	4611 S Drexel Boulevard	Lori Moreland		\$ 47,000.00		RussellRMoreland@gmail.com; mstein@tottislaw.com
64-823	4611 S Drexel Boulevard	Lori Moreland		\$ 45,000.00		RussellRMoreland@gmail.com; mstein@tottislaw.com
64-2056	4611 S Drexel Boulevard	Madison Trust Company Custodian FBO Janet Eileen Taylor	Madison Trust Company Custodian FBO Janet Eileen Taylor M1608009	\$ 30,225.00		janett@epub.net
64-775	4611 S Drexel Boulevard	Michael Arthur Goldman (also know as Mike Goldman, Michael A	Mike Goldman	\$ 7,728.00		mg1881@gmail.com; mg188@hotmail.com
64-977	4611 S Drexel Boulevard	Michael Kessock		\$ 100,000.00		booback@gmail.com; skessock@aol.com
64-1023	4611 S Drexel Boulevard	Optima Property Solutions, LLC	Optima Property Solutions, LLC	\$ 105,831.00		cabroljm@gmail.com; cabroljm@gmail.com; psl@ditommasolaw.com
64-397	4611 S Drexel Boulevard	Pat DeSantis	Pat Desantis	\$ 250,000.00		desantispat@hotmail.com; mstein@tottislaw.com
64-577	4611 S Drexel Boulevard	Patrick Connely		\$ 30,000.00		pconnely@gmail.com
64-300	4611 S Drexel Boulevard	Paul N. Wilmesmeier	Paul N. Wilmesmeier	\$ 25,000.00		paul@gogc.com
64-1427	4611 S Drexel Boulevard	Paula Tucker		\$ 40,000.00		rtucker0651@sbcglobal.net; rtucker0651@sbcglobal.net
64-172	4611 S Drexel Boulevard	Provident Trust Group, LLC FBO Stephan Tang IRA	Provident Trust Group LLC FBO Stephen Tang IRA	\$ 71,815.00		stetang@yahoo.com; stetang@yahoo.com
64-804	4611 S Drexel Boulevard	QUEST IRA INC. FBO REBECA E. SAVORY-ROMERO IRA ACCOUNT #1552	Quest IRA Inc. FBO Rebeca E. Savory-Romero IRA account #15528-11	\$ 50,000.00		rebecaromero2001@yahoo.com
64-768	4611 S Drexel Boulevard	Rene Hribal	Rene Hribal	\$ 300,000.00		rhribal@yahoo.com; dweibel@frantzward.com
64-399	4611 S Drexel Boulevard	STEVEN R. BALD	Steve Bald	\$ 180,000.00		SB9443@ATT.COM; ZCMYKRG@YAHOO.COM
64-330	4611 S Drexel Boulevard	Teresita M. Shelton	iPlanGroup Agent for Custodian FBO Terri Shelton IRA #3301003		\$48,000.00	terrishelton858@gmail.com; jonah@garciahonglaw.com
64-571	4611 S Drexel Boulevard	Terry M McDonald - Horizon Trust Custodian FBO Terry M McDon		\$ 50,000.00		terrymcdonald13@gmail.com
64-76	4611 S Drexel Boulevard	Timothy S Sharp	Timothy S Sharp	\$ 50,000.00		timsharp1958@gmail.com
64-1118	4611 S Drexel Boulevard	Vartan Tarakchyan	Vartan Tarakchyan, Trustee for defined Benefits Pension Plan and 401K Plan	\$50,000.00		vtiger1040@aol.com
64-1294	4611 S Drexel Boulevard	Vladimir Matviishin - iPlanGroup Agent for Custodian FBO Vla	iPlan Group Agent for Custodian FBO Vladimir Matviishin IRA	\$ 8,000.00		vlad25sf@gmail.com; vlad94103@gmail.com
64-1382	4611 S Drexel Boulevard	Vladimir Matviishin, dba Network Expert		\$ 50,000.00		netexpert33@gmail.com; vlad94103@gmail.com
64-168	4611 S Drexel Boulevard	Wisemove Properties LLC, (Anthony and Linda Reid, members)	Wisemove Properties, LLC		\$50,000.00	tonyreid012@gmail.com
69-225	6250 S Mozart Avenue	Amit Hammer	Amit Hammer	\$ 10,000.00		amithammer@gmail.com; amithammer@gmail.com; mstein@tottislaw.com
69-475	6250 S Mozart Avenue	Annie Chang	Annie Chang	\$ 50,000.00		acc352@gmail.com; msmith@smithlawchicago.com; michael.dennis.smith@gmail.com; rkamhi@labaton.com; arosca@rosca.com
69-503	6250 S Mozart Avenue	Asians Investing In Real Estate LLC	Asians Investing In Real Estate LLC	\$ 50,000.00		annliu49@yahoo.com; msmith@smithlawchicago.com

**Master Claims List and Email Service List
Group 7**

Claim No.	Property Address	Claimant Name	Lender Name	Amount Claimed to be Invested in Property	Amount Invested in Property as per Supporting Docs	Service Email(s)
69-1347	6250 S Mozart Avenue	Baron Real Estate Holdings, LLC., Ihab Shahawi and Vivian EL		\$ 106,000.00		ihabelsha84@gmail.com
69-2012	6250 S Mozart Avenue	Bernadette Chen Eleven St. Felix Street Realty Corp.	Bernadette Chen (Eleven St Felix St. Realty)	\$ 50,000.00		bc1225@gmail.com
69-2094	6250 S Mozart Avenue	Chetram Jodha FBO Ravin Jodha		\$ 20,000.00		c_jodha@yahoo.com
69-1324	6250 S Mozart Avenue	Citibank, N.A., as Trustee for the registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2018-SB48*				amcclain@foley.com; wmckenna@foley.com; jmolinaro@foley.com; jnicholson@foley.com; RDamashek@dickinson-wright.com; tgale@dykema.com; eweil@dykema.com; bnatarelli@dykema.com
69-584	6250 S Mozart Avenue	DK Phenix Investments LLC	DK Phenix Investments LLC	\$ 100,000.00		kristienvanh@yahoo.com; mstein@tottislaw.com
69-1059	6250 S Mozart Avenue	Edward J. Netzel		\$ 20,000.00		enetzal@att.net
69-157	6250 S Mozart Avenue	Eric Schwartz		\$ 60,082.00		seleric@yahoo.com
69-1028	6250 S Mozart Avenue	Evelyn Stratton		\$ 100,000.00		evelynstratton@verizon.net; dstratton@gmail.com
69-1446	6250 S Mozart Avenue	iPlanGroup Agent for Custodian FBO Mark Young		\$ 55,000.00		LCipriano@iplangroup.com; myoung@mcmorin.com
69-814	6250 S Mozart Avenue	Jason Park		\$ 10,000.00		Jrpark14@icloud.com
69-1196	6250 S Mozart Avenue	John Bloxham	John E. Bloxham	\$ 7,009.00		ataback48@hotmail.com
69-1050	6250 S Mozart Avenue	John Braden and Cynthia Braden	Eco2 Capital Inc 401k	\$ 10,000.00		johnandrewbraden@gmail.com; cynthiabradenmft@gmail.com
69-610	6250 S Mozart Avenue	Kevin Lyons	American IRA, LLC FBO Kevin Lyons IRA #02799-14	\$ 25,000.00		kglyons@gmail.com
69-336	6250 S Mozart Avenue	KKW Investments, LLC	KKW Investments, LLC	\$ 3,500.00		pnwilmesmeier@charter.net
69-652	6250 S Mozart Avenue	Kuldeep Jain		\$ 50,000.00		kuldeepj@gmail.com
69-244	6250 S Mozart Avenue	LA DONNA WRIGHT ACKLEN	La Donna Acklen	\$ 102,975.00	\$102,976.00	ladonna.acklen@inbox.com; joyraymond77@yahoo.com
69-970	6250 S Mozart Avenue	Laura J. Sohm IRA	iPlanGroup Agent for Custodian FBO Laura Sohm IRA	\$ 63,315.00		fbosser@msn.com; Fsohm@gwhpcorp.com
69-241	6250 S Mozart Avenue	Madison Trust Company	Madison Trust Company Custodian FBO Robert W. Jennings Account #M1605053	\$ 225,461.00		jennings_robertw@yahoo.com; mstein@tottislaw.com
69-68	6250 S Mozart Avenue	Mahesh Koli		\$ 25,125.00		mckoli@gmail.com
69-748	6250 S Mozart Avenue	Manuel Camacho	Manuel Camacho	\$ 33,250.00		mannyamacho@gmail.com
69-516	6250 S Mozart Avenue	Michael James Guilford and Nancy Richard-Guilford, Jointly w	Michael James Guilford and Nancy Richard-Guilford, jointly with right of survivorship	\$ 50,000.00		mjguilford@yahoo.com
69-397	6250 S Mozart Avenue	Pat DeSantis	Pat Desantis	\$ 110,000.00		desantispat@hotmail.com; mstein@tottislaw.com
69-2028	6250 S Mozart Avenue	Phyllis Harte		\$ 7,330.00		Leah97@gmail.com
69-1302	6250 S Mozart Avenue	Robert Mennella (Madison Trust Company Custodian FBO Robert	Robert Mennella (Madison Trust Company Custodian FBO Robert Mennella Roth IRA M1604064)	\$ 18,150.00		rob.mennella@gmail.com
69-862	6250 S Mozart Avenue	Samir Totah	Samir Totah	\$ 150,000.00		samirtotah@sbcglobal.net; totahlaw@gmail.com
69-718	6250 S Mozart Avenue	SHANKAR THIRUPPATHI		\$ 16,310.00		SHUNKBAM@GMAIL.COM
69-731	6250 S Mozart Avenue	Sheryl F. Mennella (Madison Trust Company Custodian FBO Sher		\$ 18,150.00		rob.mennella@gmail.com; rob.mennella@gmail.com
69-399	6250 S Mozart Avenue	STEVEN R. BALD	Steve Bald	\$ 40,000.00		SB9443@ATT.COM; ZCMYKRG@YAHOO.COM
69-905	6250 S Mozart Avenue	The Mennco Properties, Llc. Solo 401k Plan (Robert Mennella		\$ 14,200.00		rob.mennella@gmail.com
69-517	6250 S Mozart Avenue	Valery Lipenko	Valmar, PLC	\$ 25,000.00		vlipen99@yahoo.com
69-1294	6250 S Mozart Avenue	Vladimir Matviishin - iPlanGroup Agent for Custodian FBO Vla	iPlan Group Agent for Custodian FBO Vladimir Matviishin IRA	\$ 150,000.00		vlad25sf@gmail.com; vlad94103@gmail.com
70-2012	638 N Avers Avenue	Bernadette Chen Eleven St. Felix Street Realty Corp.	Eleven St. Felix Street Realty Corp	\$ 100,000.00		bc1225@gmail.com
70-1116	638 N Avers Avenue	CAMA SDIRA LLC FBO Robert Guiney IRA		\$ 40,579.00		bobguiney@yahoo.com; sdlofaso@lofasopllc.com
70-481	638 N Avers Avenue	David R Trengove	iPlanGroup Agent for Custodian FBO David Trengove (Bought interest from Optima Solutions)	\$ 103,098.00		treng23946@aol.com; Richard.Lauter@lewisbrisbois.com; ken.joyce@lewisbrisbois.com; Richard.Lauter@lewisbrisbois.com
70-394	638 N Avers Avenue	Dean & Mare Atanasoski		\$ 100,000.00		Datanasoski@outlook.com

**Master Claims List and Email Service List
Group 7**

Claim No.	Property Address	Claimant Name	Lender Name	Amount Claimed to be Invested in Property	Amount Invested in Property as per Supporting Docs	Service Email(s)
70-2084	638 N Avers Avenue	Federal Home Loan Mortgage Corporation [Freddie Mac]				scott_walker@freddiemac.com; lexi.bond@klgates.com; clifford.histed@klgates.com; mlandman@lcbf.com; jmorrissey@pilgrimchristakis.com; jpilgrim@pilgrimchristakis.com; tgale@dykema.com; eweil@dykema.com; daniel.raymond@arnoldporter.com; bnatarelli@dykema.com
70-1017	638 N Avers Avenue	John Bloxham		\$ 50,000.00		databack48@hotmail.com
70-194	638 N Avers Avenue	Kenneth (Ken) and Maria (Tina) Jorgensen	Kenneth (Ken) and Maria (Tina) Jorgensen	\$ 146,902.00		rock451@comcast.net; k.jorgensen@comcast.net
70-2056	638 N Avers Avenue	Madison Trust Company Custodian FBO Janet Eileen Taylor	Madison Trust Company Custodian FBO Janet Eileen Taylor M1608009	\$ 30,775.00		janett@epub.net
70-165	638 N Avers Avenue	Mark P. Mouty	Mark P. Mouty	\$ 25,000.00		utahpowder@live.com
70-969	638 N Avers Avenue	New Direction IRA, Inc. FBO Joel Beyer, Roth IRA		\$ 85,000.00		bbarghols@ndtco.com; joel.beyer@gmail.com
70-2032	638 N Avers Avenue	Nicholas C Jenks and Joyce R Jenks JTWROS	Nicholas C Jenks and Joyce R Jenks JTWROS	\$ 50,000.00		njenks2@yahoo.com
70-1023	638 N Avers Avenue	Optima Property Solutions, LLC	Optima Property Solutions, LLC	\$ 250,000.00		cabroljm@gmail.com; cabroljm@gmail.com; psl@ditommasolaw.com
70-397	638 N Avers Avenue	Pat DeSantis	Pat Desantis	\$ 250,000.00		desantispat@hotmail.com; mstein@tottislaw.com
70-300	638 N Avers Avenue	Paul N. Wilmesmeier	Paul N. Wilmesmeier	\$ 50,000.00		paul@gogc.com
70-1135	638 N Avers Avenue	Paul Scribner		\$ 16,826.00		pscribner3@gmail.com; pscribner3@gmail.com
70-628	638 N Avers Avenue	Phillip G. Vander Kraats		\$ 2,000.00		pvannderkraats@gmail.com
70-1207	638 N Avers Avenue	Randall Sotka	Big Bean LLC & Tahiti Trust	\$ 11,949.00		sotka@msn.com
70-509	638 N Avers Avenue	Richard L. Braddock		\$ 50,000.00		braddock.r1@gmail.com
70-2061	638 N Avers Avenue	Rochelle L. Minchow		\$ 30,000.00		don.minchow@gmail.com; mstein@tottislaw.com
70-330	638 N Avers Avenue	Teresita M. Shelton	iPlanGroup Agent for Custodian FBO Terri Shelton IRA #3301003	\$ 2,000.00		terrishelton858@gmail.com; jonah@garciahonglaw.com
70-738	638 N Avers Avenue	Thomas Walsh		\$ 50,000.00		tmwalshaia@gmail.com
70-372	638 N Avers Avenue	TMAKINDE, LLC	TMAKINDE, LLC	\$ 114,000.00		tolu.makinde@gmail.com
70-370	638 N Avers Avenue	Tolu Makinde		\$ 15,000.00		tolu.makinde@gmail.com
73-2042	7255-57 S Euclid Avenue	Alton Motes and Vicki Elaine Washburn JTWROS		\$ 60,000.00		altonmotes@gmail.com; vwashburn90@gmail.com; v-washburn@juno.com
73-503	7255-57 S Euclid Avenue	Asians Investing In Real Estate LLC	Asians Investing In Real Estate LLC	\$ 60,000.00		annliu49@yahoo.com; msmith@smithlawchicago.com
73-181	7255-57 S Euclid Avenue	Bolanle Addo	Madison Trust Company Custodian FBO Bolanle Addo M1604003	\$ 50,000.00		missbee05@gmail.com
73-1326	7255-57 S Euclid Avenue	Citibank, N.A., as Trustee for the registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2018-SB48*				amcclain@foley.com; wmckenna@foley.com; jmolinaro@foley.com; jnicholson@foley.com; RDamashek@dickinson-wright.com; tgale@dykema.com; eweil@dykema.com; bnatarelli@dykema.com
73-693	7255-57 S Euclid Avenue	City of Chicago	City of Chicago	\$ 1,647.65		John.Cicchetti@cityofchicago.org; chuck.king@cityofchicago.org; kristina.mcclure@cityofchicago.org
73-504	7255-57 S Euclid Avenue	Conrad Hanns		\$ 50,000.00		zmastermover@aol.com; mstein@tottislaw.com
73-1332	7255-57 S Euclid Avenue	Eco2 Capital Inc.		\$ 50,000.00		johnandrewbraden@gmail.com
73-539	7255-57 S Euclid Avenue	Frances D Cook Millennium Trust Company		\$ 6,000.00		cocinero@vtc.net
73-906	7255-57 S Euclid Avenue	Frank and Laura Sohm		\$ 35,300.00		fbosser@msn.com; Fsohm@gwhpcorp.com
73-1212	7255-57 S Euclid Avenue	Fredric R. Gottlieb		\$ 60,000.00		fgott43393@aol.com; fredgottlieb@gmail.com
73-729	7255-57 S Euclid Avenue	John Witzigreuter	John Witzigreuter	\$ 50,000.00		john@inspiredproductsglobal.com
73-108	7255-57 S Euclid Avenue	Johnny Colson		\$ 50,000.00		seminolecowboy24@yahoo.com
73-1367	7255-57 S Euclid Avenue	Joseph P. McCarthy		\$ 40,000.00		jmccar7117@yahoo.com; joetruck1@gmail.com
73-942	7255-57 S Euclid Avenue	Katie Whitlock			\$50,000.00	kawhitinv@sbcglobal.net
73-310-1	7255-57 S Euclid Avenue	Kelly E. Welton	iPlanGroup Agent for Custodian FBO Kelly Welton Roth		\$1,400.00	kelwelrt@gmail.com; sherryhurse@yaho.com
73-310-2	7255-57 S Euclid Avenue	Kelly E. Welton	iPlanGroup Agent for Custodian FBO Kelly Welton IRA #3300326		\$5,000.00	kelwelrt@gmail.com; sherryhurse@yaho.com

**Master Claims List and Email Service List
Group 7**

Claim No.	Property Address	Claimant Name	Lender Name	Amount Claimed to be Invested in Property	Amount Invested in Property as per Supporting Docs	Service Email(s)
73-310-3	7255-57 S Euclid Avenue	Kelly E. Welton	Equity Trust Company Custodian FBO Kelly Welton IRA #200271700		\$2,000.00	kelwelrt@gmail.com; sherryhurse@yahoo.com
73-194	7255-57 S Euclid Avenue	Kenneth (Ken) and Maria (Tina) Jorgensen	iPlan Group Agent for Custodian FBO Ken Jorgenson IRA	\$ 51,544.00		rock451@comcast.net; k.jorgensen@comcast.net
73-1406	7255-57 S Euclid Avenue	Madison Trust Company Custodian FBO James R Robinson Traditional IRA Acct# 1705044		\$ 60,000.00		jimrglobal@gmail.com; matt@mdrlawoffice.com
73-1154	7255-57 S Euclid Avenue	Mark Young		\$ 40,000.00		myoung@mcmorin.com
73-705	7255-57 S Euclid Avenue	Michael Borgia IRA	iPlanGroup Agent for Custodian FBO Michael Borgia IRA	\$ 125,000.00		mtborgia@gmail.com
73-2031	7255-57 S Euclid Avenue	Michael C. Jacobs		\$ 25,000.00		paradiseparke@frontier.com
73-300	7255-57 S Euclid Avenue	Paul N. Wilmesmeier	Paul N. Wilmesmeier	\$ 25,000.00		paul@gogc.com
73-260	7255-57 S Euclid Avenue	Rita Deierlein	The Entrust Group, Inc. FBO Rita Deierlein Roth IRA 01-38102	\$ 32,000.00		ritadeier@yahoo.com; smanus240@gmail.com
73-213	7255-57 S Euclid Avenue	Robert Houston	iPlanGroup Agent for Custodian FBO Robert Houston IRA	\$ 50,000.00		Rhouston05@aol.com
73-659	7255-57 S Euclid Avenue	Robert R. Cook Principle Assets LLC		\$ 9,000.00	\$7,056.00	cocinero@vtc.net
73-1083	7255-57 S Euclid Avenue	Sidney Glenn Willeford II		\$ 75,000.00		gwilleford311@gmail.com
73-1439	7255-57 S Euclid Avenue	Sounjay K. Gairola Revocable Trust (Sounjay K. Gairola Trust)	Sounjay K. Gairola Revocable Trust (Sounjay K. Gairola Trustee)	\$ 60,000.00		sounjay@gmail.com; gr8pro4u@gmail.com
73-330	7255-57 S Euclid Avenue	Teresita M. Shelton	iPlanGroup Agent for Custodian FBO Terri Shelton IRA #3301003		\$27,724.00	terrishelton858@gmail.com; jonah@garciahonglaw.com
73-124	7255-57 S Euclid Avenue	Terry M McDonald and Rhonda R McDonald	Terry M McDonald and Rhonda R McDonald	\$ 50,000.00		terrymcdonald13@gmail.com; McMinneOkie@gmail.com
73-370	7255-57 S Euclid Avenue	Tolu Makinde		\$ 25,000.00		tolu.makinde@gmail.com
73-1234	7255-57 S Euclid Avenue	US Freedom Investments, LLC	Kevin Scheel	\$ 25,000.00		kscheel22@gmail.com; gscheel@comcast.net
73-233	7255-57 S Euclid Avenue	Vladimir Matviishin		\$ 50,000.00		vlad94103@gmail.com; vlad94103@gmail.com
73-1387	7255-57 S Euclid Avenue	Vladimir Matviishin, dba Network Expert	Vladmir Matviishin	\$ 50,000.00		netexpert33@gmail.com; vlad94103@gmail.com
73-469	7255-57 S Euclid Avenue	Wesley Pittman	Pittman Gold, LLC	\$ 14,700.00		wp20774@comcast.net
73-2003	7255-57 S Euclid Avenue	William H. Akins, Jr.	Bill Akins	\$ 50,000.00		billaq123@gmail.com; mstein@tottislaw.com
Ben Hanauer, Counsel for SEC						hanauerb@sec.gov
Kevin B. Duff, Receiver						equitybuildclaims@rdaplaw.net